



cornerstone
ESTATE AGENTS

Plains

Marsden, Huddersfield



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Offers In Region Of £195,000

THIS APPEALING MID-TERRACED PROPERTY OFFERS WELL-PRESENTED THREE-BEDROOM ACCOMMODATION, AFFORDING A COMFORTABLE LIFESTYLE. CONVENIENTLY LOCATED JUST A SHORT DISTANCE FROM THE VIBRANT SHOPS AND RESTAURANTS OF MARSDEN, AS WELL AS A NEARBY TRAIN STATION, THIS RESIDENCE IS IDEALLY POSITIONED.

The ground floor comprises an entrance lobby with a door, leading to a spacious living room adorned with laminate wood flooring. The living room features a striking log-burning stove nestled in an arched alcove fireplace with a wooden mantel. The large kitchen is equipped with a range of wall and base units, laminate worktops, a double Belfast ceramic sink, and includes an electric oven and induction hob. Additionally, there is access to a practical cellar store, and a door leading to the rear of the property.

Ascending to the first floor, two generous bedrooms await, offering ample space, two windows, and rooftop views towards Marsden. The top floor features the master bedroom with skylights to the front and back of the property. The house bathroom is adorned with a contemporary three-piece white suite, including a shower over the bath, complemented by block tiled surrounds.



Externally, the property is accessed via a shared lane with on-street parking. Steps lead up to a paved patio foregarden with a walled boundary. At the rear is another lane, with parking and sloped driveway leading to a shed/garage. This is owned by the property, ensuring parking is always available at the front and rear of the property.

ADDITIONAL INFORMATION Tenure: Freehold

Council Tax: Band A

EPC: C

Parking: On Road

UTILITIES Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Fibre Broadband

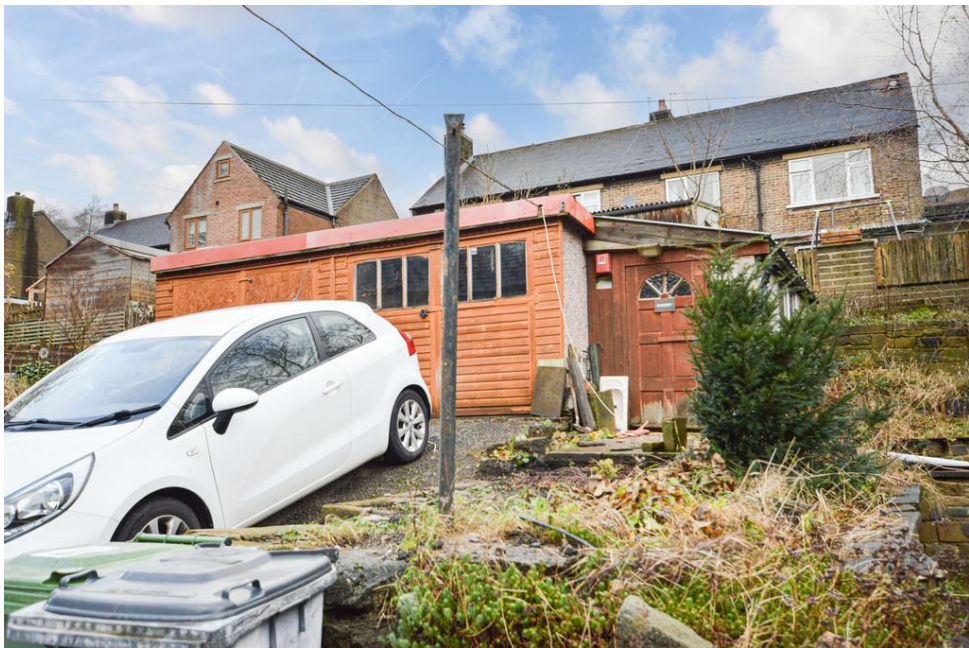
Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.







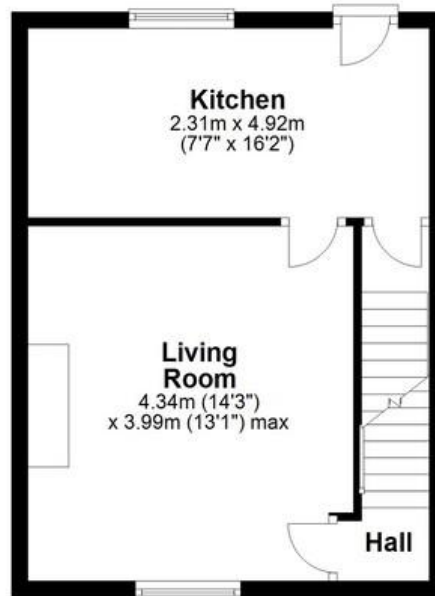
Basement

Approx. 12.2 sq. metres (131.5 sq. feet)



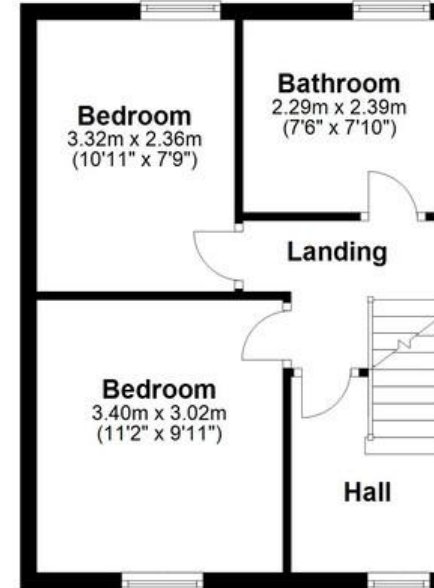
Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



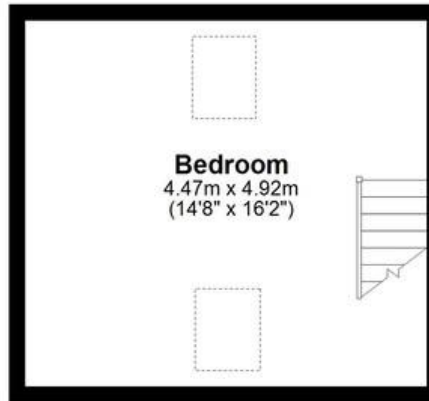
First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 sq. feet)